

10/24/05 3:06:20
BK 512 PG 672
DESOTO COUNTY, MS
W.E. DAVIS, CH. CLERK.

WHEN RECORDED RETURN TO:
Bryan Sansing, Mississippi Valley Title Ins. Co.
P. O. Drawer 2428
Jackson, MS 39225-2428

STATE OF MISSISSIPPI

COUNTY OF DESOTO

BOUNDARY LINE AGREEMENT

WHEREAS, Dorothy H. Stewart and Carl Calvin Stewart acquired title to a certain parcel of real property by virtue of Warranty Deed from Noah R. Holmes, Sr., Minnie P. Gaddy, and Willie Jean Gaddy, dated September 9, 1981 filed on September 11, 1981 and recorded in Book 155 at Page 561 and Book 155 at Page 563 (hereafter "Stewart Tract");

WHEREAS, Carl Calvin Stewart departed this life on June 4, 1984, DOROTHY H. STEWART ("Stewart") acquired the Stewart Tract by virtue of Rights of Survivorship. Carl Calvin Stewart's estate was probated in Cause No. 84-9-715;

WHEREAS, JERRY W. SAPPINGTON and VICKIE L. SAPPINGTON ("Sappington") acquired title to a certain parcel of real property by virtue of Warranty Deed from Carthel Todd, dated February 2, 1993 and filed on February 3, 1993 and recorded in Book 253 at Page 816 (hereafter "Sappington Tract"); and

WHEREAS, there has been some dispute concerning the location of the boundary line on the north side of the Stewart Tract and the south side of the Sappington Tract;

WHEREAS, Stewart and Sappington desire to agree on the location of the disputed boundary line.

NOW THEREFORE, FOR AND IN CONSIDERATION of the price and sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Stewart and Sappington acknowledge and agree that the north line of the Stewart Tract and the south line of the Sappington Tract shall be more particularly described as follows to-wit:

ons valley title
(Jackson)

4

Commencing at the commonly accepted southwest corner of Section 2, being a steel "T" post found; thence North 0 degrees 41 minutes 27 seconds West a distance of 921.88 feet to a 1 inch pipe found; said point being the Point of Beginning; thence North 89 degrees 39 minutes 43 seconds East, a distance of 628.73 feet to a 1 inch pipe found; thence North 0 degrees 41 minutes 29 seconds West, a distance of 420.48 feet to a 1 inch pipe found; thence South 89 degrees 42 minutes 29 seconds East along a fence line, a distance of 488.71 feet; thence North 89 degrees 27 minutes 10 seconds East along a fence line, a distance of 345.06 feet; thence North 89 degrees 09 minutes 43 seconds East along a fence line, a distance of 147.19 feet; thence North 88 degrees 25 minutes 15 seconds East along a fence line, a distance of 383.52 feet to a 3 inch by 6 inch wood post; thence North 87 degrees 33 minutes 41 seconds East, a distance of 308.61 feet to a steel fence post set; thence North 89 degrees 34 minutes 28 seconds East, a distance of 347.97 feet to a steel fence post set 1.23 feet East of corner, all being and situated in DeSoto County, Mississippi.

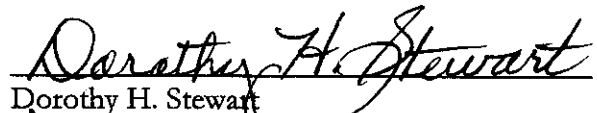
Stewart does hereby sell, convey and quitclaim unto Sappington, all property lying north of the above described boundary line.

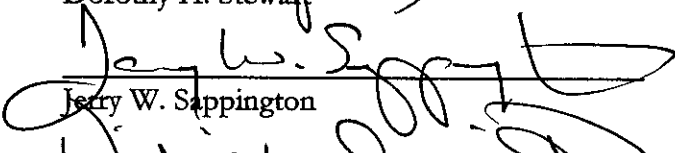
Sappington does hereby sell, convey and quitclaim unto Stewart, all property lying south of the above described boundary line.

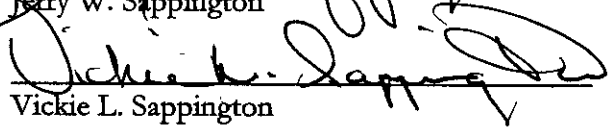
This agreement shall be binding upon the heirs, successors and assigns of Stewart and Sappington and shall be binding upon all subsequent purchasers of the property owned by Stewart and Sappington.

This Agreement shall be a covenant running with the land as to each property owned by Stewart and Sappington.

WITNESS THE EXECUTION OF THIS INSTRUMENT, effective the 24 day of October, 2005.


Dorothy H. Stewart

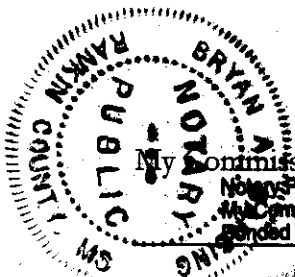

Jerry W. Sappington


Vickie L. Sappington

STATE OF MISSISSIPPI

COUNTY OF DeSoto

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 24 day of October, 2005, within my jurisdiction, the within named DOROTHY H. STEWART, who acknowledged that she executed the above and foregoing instrument.



Bryan A. Smith
NOTARY PUBLIC

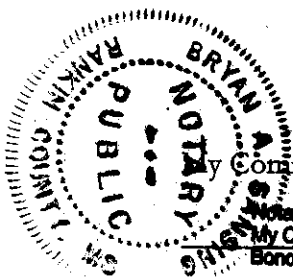
My Commission Expires:
Notary Public State of Mississippi At Large
My Commission Expires: February 9, 2007
Bonded Thru Heiden, Brooks & Garland, Inc.

(Notary Seal Required)

STATE OF MISSISSIPPI

COUNTY OF DeSoto

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 24 day of October, 2005, within my jurisdiction, the within named JERRY W. SAPPINGTON and VICKIE L. SAPPINGTON, who acknowledged that they executed the above and foregoing instrument.



Bryan A. Smith
NOTARY PUBLIC

My Commission Expires:
Notary Public State of Mississippi At Large
My Commission Expires: February 9, 2007
Bonded Thru Heiden, Brooks & Garland, Inc.

(Notary Seal Required)

Dorothy Stewart
10943 Highway 304
Olive Branch, MS 38654
662-838-6374 N/A

Jerry W. Sappington and Vickie L. Sappington
9140 Broadway
Olive Branch, MS 38654
662-895-5336 N/A

INSTRUMENT PREPARED BY AND
RETURN TO:

R. Bradford Jones
Mississippi Valley Title Insurance Company
P.O. Drawer 2428
Jackson, MS 39225-2428
(601) 961-4866

INDEXING INSTRUCTIONS:

SW 1/4 of Section 2, Township 3 South, Range 6 West, DeSoto County, Mississippi.